

BATH AND NORTH EAST SOMERSET - CORE STRATEGY EXAMINATION

PROGRAMME FOR SHMA HEARING 17TH September 2013

**Venue: Banqueting Room of the Guildhall, High Street, Bath,
BA1 5AW.**

Start Time: 10.00.

Agenda – questions around which the hearing will be structured.

1. On the basis of the information currently before the Examination, what is the most reasonable conclusion as to the appropriate HMA(s) for B&NES (ID/35, Q3.3)? (*Explored further below.*)
2. Council to clarify what % self containment for both the wider Bristol HMA and the Bath HMA was used by ORS to produce Fig 4 in the SHMA Update (CD9/H4).
3. Is the more recent CURD/ORS work (reflected in Fig 4 of the SHMA Update) to be preferred to the HMA used in the SHMA 2009 (CD4/H11). Is there any simple explanation for the different outcomes?
4. If the CURD/ORS work is to be preferred, should (as advocated by the Council) the *gold* standard HMAs be adjusted to achieve a best fit *silver* standard HMA to align with Local Planning Authority (LPA) boundaries (either single LPAs or whole, multiple LPAs)? Whilst adjusting HMAs to LPA boundaries is suggested in the CLG Advice Note 2007 (CD9/H7 - paragraph 9 - as quoted in BNES/45) is this approach consistent with the intentions of the NPPF?
5. If the HMAs should not be adjusted to fit LPA boundaries, how should the housing needs of an HMA covering only part of a LPA area be assessed? For practical data purposes, are SHMAs inevitably related to LPA boundaries (whether single or multi LPAs)?
6. As highlighted by the Council, the CURD work (CD9/H13) and the SHMA Update, indicate the 2nd Tier Bath HMA extending into parts of Wiltshire and Mendip. For the reasons given by the Council (supported by Mendip District Council), is it reasonable for B&NES not to include this element of this HMA in its SHMA? If not, how practically could this part of the HMA now be taken into account?
7. If I were to conclude that 2 HMAs are relevant to B&NES as broadly shown in Fig 4 of the SHMA Update, what would be required for an NPPF compliant assessment of housing need? Would the whole of B&NES have to be included in the forthcoming West of England SHMA?
8. In BNES/45, paragraph 85 the Council accept that if the new West of England SHMA excluded B&NES (because updated evidence showed it to be mainly a separate HMA), the Council would still have to respond positively to any request from adjoining authorities to accommodate housing needs that could not otherwise be met within Bristol? Would acceptance now of a *silver* standard HMA fitting the B&NES boundary give the Council reason to resist any such request in the future?

9. In response to my previous questions under 3.4 (ID/35), the Council indicate that it never envisaged that a SHMA for a wider-Bristol HMA would be produced during the suspension of the Examination. However, if B&NES is an integral part of wider Bristol HMA (which was the evidence before the Examination in 2012) would not such a SHMA have been necessary to be NPPF compliant? Is this point not implicitly accepted by the Council in BNES/45, paragraph 68?

10. (ID/35 Q3.10 adapted) If I were to conclude that 2 HMAs are relevant to B&NES (as broadly shown in Fig 4 of the SHMA Update) and given the intended production of a joint West of England SHMA by end of 2014 what are the practical implications for the subsequent proper assessment in this Examination of:

- (i) the locational strategy for major housing development across the district, particularly the merits of a Bath focus and/or development on the edge of Bristol.
- (ii) the establishment of Green Belt boundaries that will endure beyond the plan period (bearing in mind that the Council is proposing in principle to remove land from the Green Belt to be put into effect in the Place-making Plan once the Core Strategy is adopted)?

11. (ID/35, Q3.12) If I were to conclude that the B&NES only approach of the new SHMA (CD9/H4) is an inadequate and unjustified response to the unsoundness identified in ID28, what are the consequences for the Examination? What should I do?

Participants

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222 - Woolf Bond Planning LLP for Duchy of Cornwall

234 - Turley Associates for Taylor Wimpey

244 - Home Builders Federation

248 - RPS Planning & Development for Crest Strategic Projects & Key Properties Ltd

251 - Barton Willmore for Bovis Homes & Taylor Wimpey

275 - DLP Planning Consultants for Redrow Homes (South West) Ltd

276 – The Hignett Trust

300 - Tetlow King Planning for Curo

1524 - West of England Authorities - South Glos, North Somerset, Bristol City Council

2563 - Tetlow King Planning for Guinness Partnership

4588 - Withies Farm Landowners' Group, Glenavon Farms Landowners' Group and Mactaggart

4639 - Turley Associates for Lands Improvement

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